

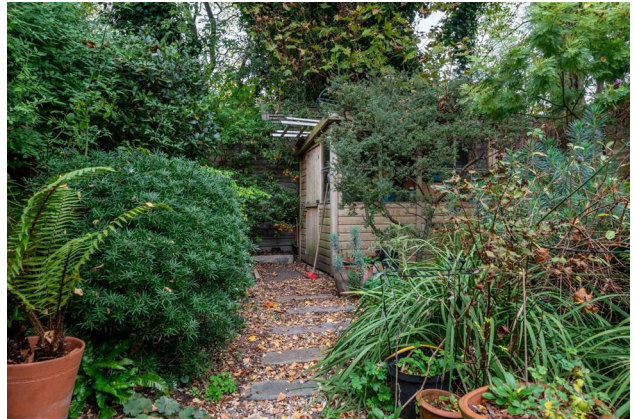
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Ickburgh Road, London, E5

Price £1,600,000

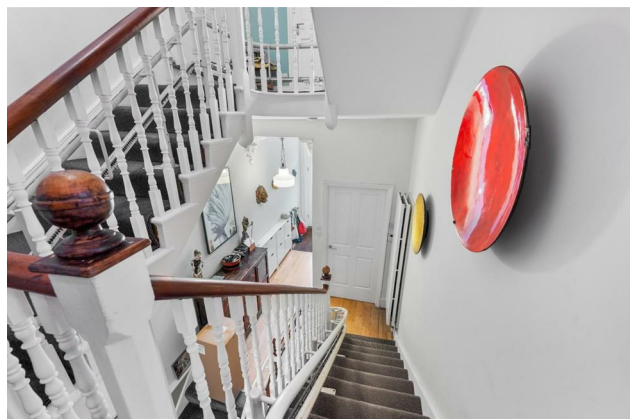
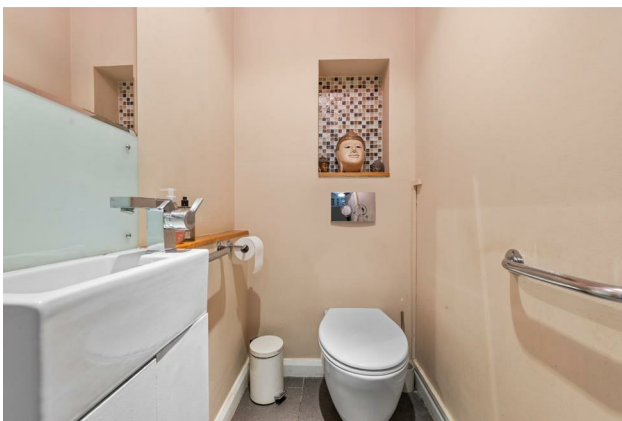
Property Images



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TOTAL FLOOR AREA: 2320.7sq ft(215.6 sq.m.)

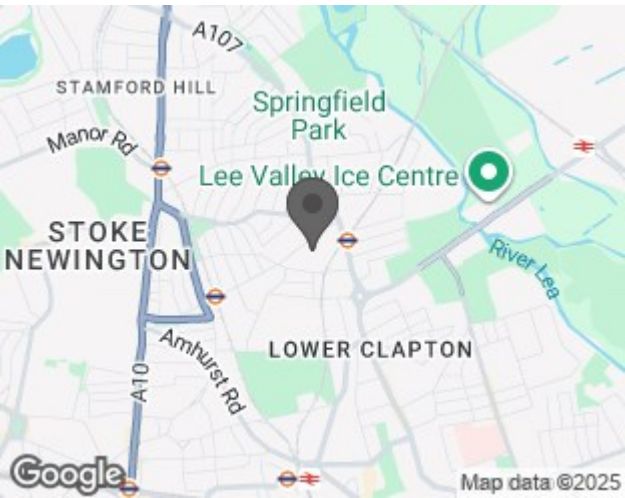
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 6 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

Rarely available and offered chain free, this period freehold house with original features is perfectly located on one of the most sought-after roads in E5 and offers 2,320 sq. ft. (215 sq. m.) of internal accommodation, complemented by a garden extending over 50 feet in length.

Available to view by appointment only, the property is arranged over four levels and presents a fantastic opportunity to acquire a substantial family home. Presented in excellent condition throughout, the ground floor comprises a large reception room into bay window, guest W.C., and a kitchen/diner with utility area to the rear, leading to the stunning 55-foot rear garden.

The first floor features the principal bedroom into bay window with en suite bathroom, two further bedrooms, and a shower room. The second floor offers two additional bedrooms and a separate W.C. The property also benefits from loft storage, with further potential (subject to the necessary consents) to extend into the loft.

On the lower ground floor there is an additional reception room, guest bedroom, and shower room. This level benefits from both a separate entrance and internal interconnection to the main house, making it ideal for flexible use such as a guest suite, home office, or additional living space.

Ickburgh Road is a quiet residential street moments from the wide range of bars, restaurants, and coffee houses of Clapton, Stoke Newington Church Street, and High Street, as well as being within walking distance of the wide-open spaces of Hackney Downs Park and Clissold Park.

Transport links include Clapton Station (Overground), Rectory Road (Overground), Dalston Kingsland & Dalston Junction Stations (Overground), along with a variety of bus routes providing easy access into The City and West End.

Features

- Family house • Five/Six bedrooms • Two reception rooms • Large rear garden • Over 2,300 sq. ft. (215 sqm) • Excellent condition throughout • Quiet road • Close to transport links